

Adopted Minutes
Spanish Fork City Development Review Committee
May 18, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Joe Jarvis, Fire Marshall; John Little, Chief Building Official; Matt Johnson, Lieutenant; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:03 a.m.

MINUTES

March 23, 2016

Junior Baker **moved** to **approve** the minutes of March 23, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.
Jered Johnson **seconded** and the motion **passed** all in favor.

March 30, 2016

Jered Johnson **moved** to **approve** the minutes of March 30, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.
Kelly Peterson **seconded** and the motion **passed** all in favor.

April 6, 2016

Jered Johnson **moved** to **approve** the minutes of April 6, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.
Seth Perrins **seconded** and the motion **passed** all in favor.

April 13, 2016

Junior Baker **moved** to **approve** the minutes of April 13, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.
Jered Johnson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

47 **Canyon Breeze Manor**

48 Applicant: F.J. Clark and Associates

49 General Plan: Medium Density Residential current; High Density Residential Proposed

50 Zoning: R-1-6 current; R-3 proposed

51 Location: 3000 East Canyon Road

52

53 Cory Pierce stated there are no issues from the Engineering Department. There is a one car
54 turnaround on both ends of 3180 East.

55

56 Chris Thompson stated there needs to be a cul-de-sac turnaround on each end of 3180 East.

57

58 Joe Jarvis said realistically that is where the snow will be piled up, in that one car turnaround
59 pull-in.

60

61 Chris Thompson stated there are other parking stalls that will make it a little easier for turn
62 around but that one car turnaround pull-in is not intuitive.

63

64 Dave Anderson stated cul-de-sacs can turn into storage areas.

65

66 Chris Thompson asked if there is a temporary access onto Canyon Road on the east side until
67 UDOT comes in to make the connection to Highway 6.

68

69 Seth Perrins asked what the time frame for build out was.

70

71 Chris Thompson stated his understanding is they are waiting on the railroad.

72

73 Seth Perrins is concerned about allowing a high number of units with just one access.

74

75 Fred Clark stated in speaking with UDOT, UDOT will not allow a second access onto Canyon
76 Road.

77

78 Cory Pierce asked what specifications he should speak with UDOT about.

79

80 Jered Johnson recommends curb and gutter.

81

82 Cory Pierce stated that UDOT will probably not allow curb and gutter, but he will ask.

83

84 Dave Anderson stated the applicant needs to help the Planning Commission feel comfortable
85 changing the zone to higher density. To do so, the applicant needs to show any amenities that
86 will be included in the project, landscape, design, and other items from a big picture
87 perspective that this project will be executed flawlessly.

88

89 Dave Anderson stated that this item should be continued for a couple more weeks until the
90 second access is discussed further.

91

92 Junior Baker stated there needs to be more amenities.

93
94 Chris Thompson agreed there needs to be more amenities if the applicant wishes to reach the
95 max allowed density.
96
97 Kelly Peterson stated the Electrical Department has asked for a clean DWG file of the layout.
98
99 Chris Thompson stated the guest parking is too removed from the units on the north of the
100 plat. He would like to see the guest parking moved closer to the units.
101
102 Dave Anderson **moved** to table the Canyon Breeze Manor Zone Change and Preliminary Plat.
103
104 Seth Perrins **seconded** and the motion **passed** all in favor.
105

106
107 **PRELIMINARY PLAT**
108

109 **Canyon Breeze Manor**
110 Applicant: F.J. Clark and Associates
111 General Plan: High Density Residential
112 Zoning: R-3
113 Location: 3000 East Canyon Road
114

115
116 See motion above.
117

118
119 **MINOR PLAT AMENDMENT**
120

121 **Ludlow Farms**
122 Applicant: Andrews-Edwards Real Estate
123 General Plan: Mixed Use
124 Zoning: R-3
125 Location: 475 West 100 South
126

127 Dave Anderson stated the land under the hatched area is owned by the unit owner but the
128 remainder area is common area.
129

130 Dave Anderson **moved** to approve the Ludlow Farms Minor Plat Amendment.
131 Junior Baker **seconded** and the motion **passed** all in favor.
132

133
134 **FINAL PLAT**
135

136 **Legacy Farms 3A**
137 Applicant: Atlas Engineering
138 General Plan: Low Density Residential

139 Zoning: R-1-12
140 Location: 400 North 2040 East

141
142
143 Junior Baker **moved** to continue the Legacy Farms 3A Final Plat to next week.
144 Seth Perrins **seconded** and the motion **passed** all in favor.

145
146
147 **Other Business**

148
149 Title 15 discussion:

150 Dave Anderson stated the landscape requirement for commercial property historically requires
151 30% landscaping. He feels it is reasonable to drop the percentage to 25%. It will allow
152 property owners to utilize the property more efficiently.

153
154 The DRC feels comfortable with the change and the item will be placed on an agenda for formal
155 action.

156
157 Dave Anderson exited the meeting at 10:32 a.m.

158
159 Impact Fees discussion:

160 After the Electric and Engineering Department met and discussed the difference with regional
161 connections for utilities, the following language was proposed.

162
163 *4.30.010 Impact Fees*

164 *A. Impact Fee Reimbursable Projects. Growth related infrastructure that*
165 *does not have local connections shall be eligible for 100%*
166 *reimbursement through impact fees. If there will be local connections,*
167 *then the difference between the regional and local infrastructure cost*
168 *may be reimbursed.*

169
170 *Only 600 amp and larger electric lines are reimbursable by impact fees.*
171 *These lines will be 100% reimbursable.*

172
173 *B. Fees for Redevelopment. If land is re-developed then impact fees are*
174 *not charged unless service is expanded.*

175
176 Cory Pierce stated the change makes the calculations more consistent.

177
178 Junior Baker suggested a slight modification of the language needed for item B.

179
180 Chris Thompson stated if there was no water lateral and then a water lateral was placed, than
181 that is an expansion of service.

182
183 Kelly Peterson brought up the issue of if a line, or utility, was in place but was abandoned for
184 10 years and then the property owner wanted to connect.

185
186 Junior Baker stated it is addressed in Title 15.4.12.060.
187
188 After review of Title 15 it was determined that item B can be removed.
189
190 Shelley Hendrickson stated Title 15 should be cited in the Impact Fees 4.30.010
191
192 Jered Johnson exited the meeting at 10:40 a.m.
193
194 It was determined that the language should be placed in Title 15 instead of 4.30.010 so that it
195 is in one place.
196
197 Jered Johnson returned to the meeting at 10:42 a.m.
198
199 Banks Property discussion:
200 Chris Thompson stated there is a sub-local street cross section, which the Engineering
201 Department does not feel is a good application of a sub-local street. Chris Thompson also
202 stated the length of the street is too long and the lots do not conform to any applicable zoning
203 within the City.
204
205 Cory Pierce stated Horrocks Engineering is going to do a further study of the I-15 interchange
206 to have a better idea of the layout of the interchange in relation to this property. The
207 applicant's plan is to fill the street as they build and place injection pumps in the basements of
208 the homes.
209
210 Chris Thompson asked about the water table.
211
212 Cory Pierce stated, based off of Ivory Homes test holes, the water is about 6-8 feet below the
213 surface.
214
215 Junior Baker asked why the Engineering Department does not like the sub-local street.
216
217 Chris Thompson stated there is parking on one side of the street and there are so many
218 driveways that it would be congested.
219
220 Cory Pierce stated he agrees with Dave Anderson in a discussion they had, prior to today's
221 meeting, regarding needing a sidewalk in the subdivision. Dave Anderson asked if there could
222 be a multi-family sub-local street placed with the Construction Standards.
223
224 Junior Baker agreed that the sidewalk should be on both sides of the road.
225
226 Seth Perrins asked when the interchange layout would be available.
227
228 Cory Pierce said there are some older renderings but the City will be working with Horrocks
229 Engineering to draft up current plans.
230

231 Seth Perrins asked about the possibility of the City buying the property, with Corridor
232 Preservation funds, to hold the property for when the I-15 interchange develops.
233
234 There was discussion of the purchase price.
235
236 Jered Johnson and Shelley Hendrickson exited the meeting at 10:54 a.m.
237
238 Chris Thompson recommended continuing the discussion to when Dave Anderson is available.
239
240 Junior Baker moved to adjourn the meeting at 10:56 a.m.
241
242
243

244 Adopted: August 3, 2016

245 _____
246 Kimberly Brenneman
Community Development Division Secretary